

Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land December 2005 Update

In April 2004, the report *Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land* was published. This document serves as an update to the information and data in that report.

The study parameters, assumptions, data sources and calculation methods are detailed in the report which is available online at www.loudoun.gov/business. The following are important definitions to understand when reviewing the data summary tables:

Lot Sale: Land that is subdivided, infrastructured, ready for development and offered for sale.

Land Sale: Land available for sale as-is and typically large acreage. Many of these properties may require subdivision.

Developer/Build Only: Land owned by a developer who will only entertain build-to-suit opportunities and will generally not sell the land.

Holder: Land owned by an entity that is not currently marketing the land; the land is being held as a long-term investment.

Owner Intention Unknown: Land zoned for office or industrial use, but no information is available concerning the owner's desire to market or develop the land.

Rezoning: Property is included in a legislative process to change the use.

Density (FAR): The development density, or Floor Area Ratio (FAR), is calculated by dividing the building's square footage by the total square footage of a property. The FAR is based on zoning regulations detailed in the zoning ordinances.

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Office and Industrial Land Summary by Corridor

Loudoun is fortunate to have six distinct corridors with just over 10,000 acres zoned for office and industrial uses. Historically, the actual developed density is 0.23, just over half the maximum density allowed of 0.40.

Table I

Office and Industrial Land Summary by Corridor

Corridor	Total Usable Acres	Vacant Usable Acres	Developed Usable Acres			Vacant Square Footage Potential		
			Developed Usable Acres	Developed Square Footage	Developed Density	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Route 7	1,789	1,138	651	5,703,935	0.20	17,600,155	14,264,684	9,898,708
Route 28	1,871	1,142	729	7,684,595	0.24	18,530,493	14,713,767	9,949,365
Route 50	762	580	182	494,773	0.06	10,109,230	7,581,923	5,054,615
Route 606	3,044	2,300	744	7,202,194	0.22	22,663,683	18,270,013	13,300,684
Route 625	1,404	894	510	6,586,165	0.30	14,225,184	11,572,292	8,091,195
Greenway	1,216	1,178	38	432,000	0.26	22,769,958	9,020,927	5,818,135
Total	10,086	7,232	2,854	28,103,662	0.23	105,898,703	75,423,606	52,112,703

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Office and Industrial Land Summary by Time Frame

The development time frames dictate how soon occupancy can be achieved. Approximately 42 percent of Loudoun's vacant land is potentially available within the next three years, the time frame most likely to meet the current growth cycle.

Table II
Office and Industrial Land Summary by Development Time Frame

Development Time Frame	Dec-04		Dec-05	
	Vacant Usable Acres	Percent of Vacant Usable Acres	Vacant Usable Acres	Percent of Vacant Usable Acres
0-3 Years	2,728	34%	2,767	42%
4-8 years	547	7%	1,365	21%
Over 9 years	2,156	26%	778	12%
Unknown	1,165	14%	542	8%
Rezoning	1,693	19%	1,070	16%
Total Vacant Useable Acreage	8,289	100%	6,521	100%

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Office and Industrial Land Summary by Land Status

Land status takes into account the landowners' marketing or development plans and current state or condition. Only a relatively small amount of land, 401 acres, or 6 percent of vacant land, is available in the lot sale category, that is lots that are subdivided, infrastructured and available for sale.

Table III
Office and Industrial Land Summary by Land Status

Land Status	Dec-04		Dec-05	
	Vacant Usable Acres	Percent of Vacant Usable Acres	Vacant Usable Acres	Percent of Vacant Usable Acres
Developer/Build Only	1,924	25%	2,189	34%
Holder	919	11%	268	4%
Land Sale	2,146	26%	2,051	31%
Lot Sale	441	5%	401	6%
Unknown	1,165	14%	542	8%
CPAM/Rezoning/SPEX	1,694	19%	1,070	16%
Total Vacant Useable Acreage	8,289	100%	6,521	100%

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Office and Industrial Land Summary - Route 7 Corridor

The Route 7 Corridor is planned for office and research. This corridor is home to all of Loudoun's universities and colleges and the Howard Hughes Medical Institute's Janelia Farm Research Campus. To date, the land has been developed at an average density of 0.20. There are 577 acres available for development in the next three years; however, 472 of those acres, or 41 percent are classified as developer/build only and typically not available for sale. There are 520 acres being rezoned, or 46 percent.

Table IV

Office and Industrial Land Summary for the Route 7 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Ashbrook Corporate Center	Developer/ Build Only	0-3 years	PD-IP	30	261,131	0.20	73	0.40	1,274,740	956,055	637,370
Ashburn Village Executive Center *	Rezoning	Not Applicable	PD-IP	0	0	0.00	82	0.40	1,423,018	1,067,264	711,509
Belmont	Developer/ Build Only	0-3 years	PD-OP	0	0	0.00	111	0.20	967,000	967,000	963,024
Commonwealth Center-Ashburn	Developer/ Build Only	0-3 years	PD-IP	0	0	0.00	112	0.40	1,949,746	1,462,309	974,873
Crosscreek Corporate Center	Land Sale	0-3 years	PD-OP	6	60,000	0.24	12	0.40	213,618	160,214	106,809
Janelia Farm	Business Owned	Not Applicable	PD-RDP	72	971,320	0.31	NA	NA	NA	NA	NA
Lansdowne Town Center	Developer/ Build Only	0-3 years	PD-OP	0	0	0.00	42	0.40	956,000	956,000	361,635
Lansdowne Corporate Center	Completed	Not Applicable	PD-OP	169	959,453	0.13	0	0.26	NA	NA	NA
Loudoun Pointe*	Rezoning	Not Applicable	PD-IP	0	0	0.00	172	0.40	2,998,670	2,249,003	1,499,335
Loudoun Square Industrial Park	Lot Sale	0-3 years	PD-IP w/SE ofc	10	162,078	0.37	11	0.40	189,050	141,788	94,525
Loudoun Tech Center	Developer/ Build Only	0-3 years	PD-IP w/SE ofc	204	2,218,177	0.25	28	0.35	420,000	361,722	241,148
Next to Janelia	Unknown	Unknown	PD-OP	0	0	0.00	5	0.40	93,218	69,914	46,609
One Loudoun Center*	Rezoning	Not Applicable	PD-RDP	0	0	0.00	266	0.40	4,639,314	3,479,486	2,319,657
Phillips Property	Land Sale	0-3 years	PD-IP/ PD-OP	34	294,622	0.20	5	0.38	84,855	63,641	42,427
Potomac Farm Business Park	Land Sale	0-3 years	PD-OP	0	0	0.00	77	0.28	950,000	950,000	671,260

Table IV, Continued

Office and Industrial Land Summary for the Route 7 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
University Center (GW University)	Business Owned	Not Applicable	PD-RDP	59	369,568	0.14	35	0.34	515,925	455,289	303,526
University Center	Developer/ Build Only	0-3 years	PD-RDP	68	407,586	0.14	107	0.20	925,000	925,000	925,000
Total				651	5,703,935		1,138		17,600,155	14,264,684	9,898,708

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

* Rezoning in process

Office and Industrial Land Summary - Route 28 Corridor

The Route 28 Corridor is planned for high-end office and business uses. There are currently 656 acres and 6.9 million square feet developed at a density of 0.24. There are 685 acres available for development in the next 3 years; however, 550 acres, or 84 percent, are classified as developer/build only and typically not available for sale.

Table V
Office and Industrial Land Summary for the Route 28 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Commonwealth Center-Sterling	Lot Sale	0-3 years	PD-IP	29	398,093	0.32	9	0.40	163,960	122,970	81,980
Downs Industrial Park	Lot Sale	0-3 years	PD-IP	20	38,780	0.04	36	0.40	626,393	469,795	313,196
Dulles 2000	Developer/Build Only	4-8 years	PD-RDP	0	0	0.00	29	0.64	800,000	374,790	249,860
Dulles Commerce Center	Developer/Build Only	0-3 years	PD-GI/ C1	2	0	0.00	39	0.40	680,233	510,175	340,116
Dulles Gateway (Corporate Center)	Developer/Build Only	0-3 years	PD-IP w/SE ofc	3	NA	NA	4	0.40	64,992	48,744	32,496
Dulles International Park	Developer/Build Only	0-3 years	PD-IP	38	240,266	0.15	18	0.40	318,336	238,752	159,168
Dulles North Corporate Park	Developer/Build Only	0-3 years	PD-IP w/SE ofc	48	606,733	0.29	33	0.40	578,128	433,596	289,064
Dulles Town Center	Developer/Build Only	0-3 years	PD-IP/ PD-OP	27	282,096	0.24	214	0.40	3,732,918	2,799,688	1,866,459
Highpoint Corporate Park	Developer/Build Only	0-3 years	PD-IP w/SE ofc /PD-RDP	0	0	0.00	55	0.33	800,000	725,013	483,342
Jaguar Office Park	Completed	Not Applicable	PD-IP	27	248,369	0.21	0	NA	NA	NA	NA
Loudoun Center	Completed	Not Applicable	PD-IP w/SE ofc	9	81,548	0.20	0	NA	NA	NA	NA
Loudoun Gateway	Developer/Build Only	0-3 years	PD-IP w/SE ofc	71	837,876	0.27	48	0.40	842,799	632,099	421,399
Misc Cedar Green	Unknown	Unknown	PD-IP	5	14,605	0.07	28	0.40	479,857	359,893	239,928
Misc Church	Unknown	Unknown	PD-IP	0	0	0.00	16	0.40	278,261	208,696	139,131
Misc Shaw Road	Unknown	Unknown	PD-IP	14	131,408	0.22	4	0.40	77,188	57,891	38,594
Misc Sterling Blvd	Unknown	Unknown	PD-IP	5	13,855	0.06	18	0.40	316,246	237,184	158,123
Nattak (Waterside/AOL)	Holder	over 9 years	PD-OP	0	0	0.00	64	0.27	760,000	760,000	555,651
Oakbrook	Completed	Not Applicable	PD-IP	16	83,703	0.12	0	NA	NA	NA	NA

Table V, Continued
Office and Industrial Land Summary for the Route 28 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Paragon Park	Holder	over 9 years	PD-IP	0	0	0.00	104	0.40	1,800,000	1,357,373	904,915
Prospect Industrial Park	Unknown	Unknown	PD-IP	16	179,220	0.26	11	0.40	187,656	140,742	93,828
Ray Property	Developer/Build Only	4-8 years	PD-IP	0	0	0.00	216	0.32	3,000,000	2,822,035	1,881,356
Staverton/Severn (east/west 28)	Lot Sale	0-3 years	PD-IP	57	668,675	0.27	10	0.40	174,240	130,680	87,120
Steeplechase/ Developer/Owner	Lot Sale	0-3 years	PD-IP	36	378,405	0.24	7	0.26	74,595	74,595	57,673
Steeplechase/ Orbital	Lot Sale	0-3 years	PD-IP w/SE ofc	54	584,876	0.25	15	0.39	250,000	193,668	129,112
Sterling Park Business Center	Developer/Build Only	0-3 years	PD-IP	63	730,510	0.27	47	0.24	488,000	488,000	408,593
Tall Oaks	Developer/Build Only	0-3 years	PD-IP	20	40,672	0.05	18	0.40	321,299	240,974	160,649
TransDulles Centre	Developer/Build Only	0-3 years	PD-IP	86	1,174,287	0.31	55	0.40	963,373	722,530	481,686
Victoria Station*	Rezoning	Not Applicable	PD-IP	0	0	0.00	9	0.40	156,990	117,612	78,408
Vintage Park	Developer/Build Only	0-3 years	PD-IP w/SE ofc	17	254,228	0.35	8	0.40	138,695	104,021	69,348
Wiseland Farm	Unknown	Unknown	PD-IP	8	120,279	0.34	5	0.40	93,044	69,783	46,522
Woodland	Lot Sale	0-3 years	PD-GI	58	576,111	0.23	21	0.40	363,290	272,468	181,645
Total				729	7,684,595		1,142		18,530,493	14,713,767	9,949,365

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 50 Corridor

The Route 50 Corridor is planned for industrial and business uses. This corridor has undergone a year long planning effort by the Board appointed Route 50 Task Force. The Board has initiated a Comprehensive Plan Amendment for the eastern portion of the corridor to implement the recommendations from the Task Force.

Table VI
Office and Industrial Land Summary for the Route 50 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Arcola Center (Hazout)	Developer/ Build Only	4-8 years	CLI	0	0	0.00	21	0.40	373,048	279,786	186,524
Chantilly West	Unknown	Unknown	CLI/ MRHI	0	0	0.00	86	0.40	1,491,320	1,118,490	745,660
Dulles Ind Park South	Unknown	Unknown	MRHI	9	64,218	0.16	2	0.40	30,666	23,000	15,333
East Gate	Developer/ Build Only	0-3 years	CLI and PDH	0	0	0.00	138	0.40	2,406,603	1,804,952	1,203,301
German Subdivision	Improved	Completed	CLI	5	NA	NA	0	NA	NA	NA	NA
Pleasant Valley	Unknown	Unknown	CLI/ MRHI	40	87,738	0.05	5	0.40	95,135	71,351	47,568
Route 50 business	Lot Sale	0-3 years	PD-GI and GB	2	6,796	0.08	9	0.40	153,505	115,129	76,753
Rt 50 North	Unknown	Unknown	CLI/PD-GI/ MRHI/ GB	56	262,874	0.11	117	0.40	2,037,040	1,527,780	1,018,520
Rt 50 South	Unknown	Unknown	CLI/PD-GI/ PD-IP	69	73,147	0.02	202	0.40	3,521,913	2,641,435	1,760,957
Total				182	494,773		580		10,109,230	7,581,923	5,054,615

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 606 Corridor

The Route 606 corridor is planned for industrial uses. The industrial uses located along this corridor are mostly airport and construction related businesses that often accommodate heavy trucks and construction equipment. There are 239 acres available for development in the next three years; however, 545 of the acres, or 34 percent, are classified as developer/build only and typically not for sale.

Table VII

Office and Industrial Land Summary for the Route 606 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Arcola Center (Hazout)	Developer/Build Only	4-8 years	PD-IP	0	0	0.00	328	0.14	2,000,000	2,000,000	2,000,000
606 Development Corp*	Rezoning Business	Not Applicable	CLI	0	0	0.00	80	0.40	1,393,746	1,045,309	696,873
ABC Auto --Bryant Dulles	Owned	Not Applicable	PD-GI	72	79,393	0.03	0	NA	NA	NA	NA
Airport Commerce Center	Completed	Not Applicable	PD-GI	32	404,488	0.29	0	0.40	NA	NA	NA
Bay Dulles/Power	Lot Sale Developer/Build Only	0-3 years	PD-IP	18	216,908	0.28	8	0.40	132,422	99,317	66,211
Brambleton	Build Only	4-8 years	PD-GI	0	0	0.00	160	0.40	2,779,999	2,084,999	1,390,000
Bryant Dulles Industrial Park West (Smart Bears)	Land Sale	0-3 years	PD-GI	0	0	0.00	82	0.40	1,425,632	1,069,224	712,816
Bryant Industrial Park	Completed	Not Applicable	PD-GI	11	108,612	0.22	0	NA	NA	NA	NA
Burgers Industrial	Completed	Not Applicable	PD-GI	18	169,028	0.21	0	NA	NA	NA	NA
Cabin Branch	Completed	Not Applicable	PD-GI	5	43,500	0.18	0	NA	NA	NA	NA
Centennial Dominion Center	Holder	over 9 years	PD-RDP	0	0	0.00	100	0.40	1,746,408	1,309,806	873,204
Concorde Industrial Pk	Lot Sale Developer/Build Only	0-3 years	PD-GI	43	680,095	0.37	10	0.40	167,967	125,976	83,984
Dulles Summit	Build Only	0-3 years	PD-GI	17	201,536	0.27	47	0.37	764,000	614,588	409,725
Dulles Trade Center I	Build Only	0-3 years	PD-GI	38	546,975	0.33	10	0.40	180,861	135,646	90,431
Dulles Trade Center II	Lot Sale	0-3 years	PD-GI	42	392,927	0.22	46	0.40	807,777	605,832	403,888
Dulles Trade Center III (Arcola East)*	Rezoning Business	Not Applicable	PD-GI	0	0	0.00	243	0.24	2,500,000	2,500,000	2,120,675
Dulles World (Airport owned)	Owned	Not Applicable	PD-GI	0	0	0.00	675	NA	NA	NA	NA
Four Corners	Lot Sale	0-3 years	PD-GI	5	42,790	0.21	2	0.40	37,287	27,966	18,644
Greenway Industrial Broad Run	Completed	Not Applicable	PD-GI	85	887,712	0.24	0	NA	NA	NA	NA
Indian Creek	Completed	Not Applicable	PD-GI	13	221,866	0.40	0	NA	NA	NA	NA

Table VII, Continued

Office and Industrial Land Summary for the Route 606 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Loudoun Business Park	Completed	Not Applicable	PD-GI	4	61,380	0.35	0	NA	NA	NA	NA
Mercure Business Park	Lot Sale	0-3 years	PD-GI	127	1,259,852	0.23	34	0.40	598,863	449,147	299,431
Misc 606 and Shaw	Unknown	Unknown	PD-GI	22	391,475	0.40	6	0.40	100,536	75,402	50,268
Misc 606 East	Unknown	Unknown	PD-GI	33	69,640	0.05	26	0.40	449,539	337,154	224,770
Misc 606 West (concrete plant)	Completed	Not Applicable	PD-GI	25	26,784	0.02	0	NA	NA	NA	NA
Misc 606/ Dulles Dist.	Completed	Not Applicable	PD-GI	16	70,269	0.10	0	NA	NA	NA	NA
Misc Moran	Unknown	Unknown	PD-IP	23	185,519	0.18	4	0.40	69,173	51,880	34,587
Northpointe	Completed	Not Applicable	PD-GI	48	606,481	0.29	0	NA	NA	NA	NA
Oak Grove Industrial Pk	Completed	Not Applicable	PD-GI	12	108,498	0.21	0	NA	NA	NA	NA
Prologis Park	Completed	Not Applicable	PD-IP	32	426,466	0.30	0	NA	NA	NA	NA
RSSJ	Land Sale	4-8 years	PD-GI	0	0	0.00	173	0.40	3,009,473	2,257,105	1,504,737
Westwind 606	Land Sale	4-8 years	PD-GI	0	0	0.00	266	0.39	4,500,000	3,480,662	2,320,441
Total				744	7,202,194		2,300		22,663,683	18,270,013	13,300,684

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 625 Corridor

The Route 625 corridor is planned for office and business uses. America Online headquarters have changed this corridor and it has emerged as a desired location for office uses. There are 510 acres and 6.58 million square feet developed at a density of 0.3. There are 750 acres available for development in the next 3 years; however, 331 acres, or 37 percent, are classified as developer/build only and typically not available for sale.

Table VIII

Office and Industrial Land Summary for the Route 625 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Ashburn Center (MIE)	Developer/Build Only	0-3 years	PD-IP w/SE ofc	29	336,720	0.27	48	0.21	440,000	440,000	440,000
Ashburn Center (Netway 2)	Lot Sale	0-3 years	PD-IP	0	0	0.00	26	0.40	456,100	342,120	228,080
Ashburn Center (Netway Center)	Lot Sale	0-3 years	PD-OP	0	0	0.00	26	0.40	459,645	344,734	229,823
Ashburn Corporation Center	Developer/Build Only	0-3 years	PD-IP w/SE ofc	30	357,519	0.28	79	0.32	1,100,000	1,025,838	683,892
Ashburn Farm	Completed	Not Applicable	PD-OP	6	75,000	0.29	0	NA	NA	NA	NA
Ashburn Village Research Park*	Rezoning	Not Applicable	PD-IP	0	0	0.00	94	0.40	1,629,492	1,222,119	814,746
Beaumeade Corporate Park (Lerner)	Developer/Build Only	0-3 years	PD-IP/w/ SE ofc	0	0	0.00	117	0.35	1,800,000	1,524,644	1,016,429
Beaumeade Corporate Park (other lot owners)	Lot Sale	0-3 years	PD-IP	182	2,013,413	0.25	79	0.40	1,400,000	1,038,645	692,430
Broad Run Business Center	Developer/Build Only	0-3 years	PD-IP w/SE ofc	118	1,803,513	0.35	88	0.39	1,500,000	1,152,728	768,486
Cedar Lane	Business Owned	Not Applicable	PD-IP	10	NA	NA	0	NA	NA	NA	NA
Stonegate*	Rezoning	Not Applicable	PD-IP	0	0	0.00	50	0.40	875,382	656,536	437,691
Verizon Campus	Land Sale	0-3 years	PD-OP	135	2,000,000	0.35	288	0.40	4,564,565	3,824,928	2,779,619
Total				510	6,586,165		894		14,225,184	11,572,292	8,091,195

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 267/Greenway Corridor

The Route 267, or Greenway, corridor is planned for high-density and high-end office uses. There are 38 acres and 432,000 square feet developed at a density of 0.26. There are 415 acres available for development in the next 3 years; however, 225 acres, or 19 percent, are classified as developer/build only and typically not available for sale.

Table IX

Office and Industrial Land Summary for the Route 267/Greenway Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Broadlands*	Rezoning	Not Applicable	PD-OP	8	0	0.00	74	0.40	1,266,376	1,266,376	648,434
CIT (Dulles World Center)	Land Sale	0-3 years	PD-RDP	0	0	0.00	60	1.00	2,610,986	783,296	522,197
Dulles Berry	Land Sale	0-3 years	PD-RDP	0	0	0.00	80	0.40	1,399,321	1,049,491	699,661
Dulles Parkway Center	Lot Sale	0-3 years	PD-OP/PD-IP	0	0	0.00	39	0.40	680,581	510,436	340,291
Greenway Corporate Park	Land Sale	0-3 years	PD-OP	0	0	0.00	31	0.40	534,394	400,796	267,197
Greenway- misc	Unknown	Unknown	PD-OP	0	0	0.00	7	0.40	121,968	91,476	60,984
Greenway--Rounsewell	Land Sale	0-3 years	PD-GI	0	0	0.00	10	0.40	177,725	133,294	88,862
Loudoun Exchange	Developer/ Build Only	0-3 years	PD-OP/ PD-IP	25	432,000	0.40	18	0.40	309,102	231,826	154,551
Loudoun Parkway Center	Developer/ Build Only	0-3 years	PD-IP / PD-OP	0	0	0.00	164	0.35	2,500,000	2,137,010	1,424,673
Loudoun Station	Developer/ Build Only	4-8 years	PD-OP	0	0	0.00	43	0.69	1,300,000	564,799	376,533
Moorefield Station	Land Sale (Land Lease)	over 9 years	TRC	0	0	0.00	510	2.00	9,400,000	NA	NA
Ryan Park Center	Lot Sale	0-3 years	PD-OP	5	0	0.00	13	0.40	221,111	165,833	110,555
TAB 1	Land Sale	4-8 years	PD-OP	0	0	0.00	129	0.40	2,248,393	1,686,295	1,124,196
Total				38	432,000		1,178		22,769,958	9,020,927	5,818,135

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2005 Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.